

**Chadds Ford Township Board of Supervisors Meeting
May 2, 2007
M I N U T E S**

OFFICIALS PRESENT: Deborah Love D'Elia, Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Joseph A. Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

Chairman Deborah Love D'Elia called the meeting to order at 7:35 PM. The pledge of allegiance was recited. Mr. Paul identified emergency exits.

APPROVAL OF MINUTES – APRIL 2, 2007

Upon motion and second (Thorpe, Paul), the Board of Supervisors' minutes of April 2, 2007, draft dated 4.12.07, were approved.

STATE POLICE REPORT

Corporal Bray expressed thanks to the Supervisors for approving installation of a traffic signal battery backup at the intersection of Routes 202 and 1. The upgrade will save the State Police a tremendous amount of time during power outages. During the month of April, 118 incidents were reported. There were four thefts from autos, two auto thefts (from Family Chrysler Jeep and Garnet Ford) and one theft from a construction site. Other incidents were minor.

REPORTS

SUPERVISORS' REPORT

Chairman Love D'Elia thanked Township residents and representatives from Crozer Chester Medical Center for the recent CPR classes held at the Township Building. Approximately fifty residents were in attendance. Requests for future sessions are under consideration.

Prior to this meeting Mrs. Love D'Elia, Garry Paul, Hugh Donaghue, Joe Mastronardo and representatives from the Township's Sewer Authority met to discuss sewage issues, outstanding construction issues for the Township building and signage at Brandywine Prime.

On April 2, 2007 Mr. Thorpe and Mr. Paul met with Phil Wenrich to discuss 911 response issues.

On April 25, 2007 Mr. Thorpe and Mr. Paul met with Lee Weersing, Concordville Fire and Protective Association, regarding emergency services in the Township.

TREASURER'S REPORT

The Treasurer reported the following figures for the month of April, 2007:

Total deposits to General Fund:	\$	223,766.05
Total deposits to Liquid Fuel Fund:	\$	67,094.67
Total disbursements General Fund:	\$	513,683.00

Total disbursements Escrow Fund:	\$	1,600.00
Cash Accounts Balances	\$	1,331,141.04

Mr. Paul explained that the disbursements include a \$280,500 payment to Toll Brothers made in conjunction with the Township's DEP for Safe Water Grant.

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Love D'Elia), the Treasurer's Report for April, 2007 was approved.

FIRE MARSHALL REPORT

Mrs. Love D'Elia presented a written report prepared by Mr. Wenrich. A copy follows.

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ROADMASTER'S REPORT

Mr. Barakat, Roadmaster, presented a report for the prior month. A copy follows.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen presented the Building Inspector/Code Enforcement Officer's report for April.

TOWNSHIP ENGINEER REPORT

Joseph Mastronardo, Pennoni Associates reviewed activities during the past month. A written report follows.

MOTION TO AWARD THE 2007 ROAD CONTRACT TO A.F. DAMON

Upon motion and second (Paul, Love D'Elia) and recommendation of the Township Engineer, the Board of Supervisors awarding the 2007 Road Program contract to the lowest bidder, A.F. Damon Company, Inc., in the amount of \$80,951.50.

Mr. Mastronardo reported speaking with a representative from Congressman Sestak's office regarding the submission of a grant application for stormwater remediation. The Congressman's office suggested that legislation might be adopted this fall that would be more appropriate to Chadds Ford since it would not require input from the Army Corp of Engineers. Mr. Paul questioned the timing and Chairman Love D'Elia asked if it would be possible to apply for grants under both programs. Mr. Mastronardo will check with the Congressman's office and the local representative of the Army Corp of Engineers and report back.

PLANNING COMMISSION

Mr. Taylor, Planning Chairman, reviewed a draft of minutes from Planning's meeting of April 11th.
A copy follows. The Comprehensive Plan Task Force received approval from Delaware County Housing and Community Development to advertise the Request for Proposals. The Task Force will next meet on June 13th.

ZONING HEARING BOARD

Two hearings were held during April. A written report follows. A cell tower application by T-Mobile/Dr. Harry Gray was officially withdrawn.

HARB

There was not a quorum at the April meeting. Review of an outstanding application was continued to Monday, May 7, 2007.

SEWER AUTHORITY

Mr. Del Rossi reported that a PennVEST loan application would be reviewed in July. There was discussion regarding work on the sand filter problem at the Ridings WWTP and various other maintenance issues. Mr. Paul stated that infiltration problems in the Ridings area need to be addressed. The Sewer Authority will try to resolve the issue by working with residents in an attempt to avoid DEP fines. Samplings are now taken twice a week in compliance with DEP regulations. The Authority approved a rate increase for non-residential customers, the first increase of any kind in fifteen years.

OPEN SPACE COMMITTEE

Chairman Debbie Reardon presented the April report. A copy follows.

EMERGENCY MANAGEMENT COORDINATOR

Mr. Barakat commented on his progress on the Township's Emergency Management Plan under the Roadmaster's report.

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PUBLIC COMMENT

Rhona Klein, Ridings Way, questioned what specific DEP violations have occurred at the Ridings WWTP as a follow up to discussing sewage problems with one of the residents. Mr. Del Rossi, Mr. Klaver and Mr. Paul replied.

David Poston questioned the placement of political signs on residential property. Mr. Donaghue replied that the property owner may remove such signs.

Debbie Reardon, Tally Ho Drive, reported a huge back up on Ridge Road at Route 202 at 8:45 AM yesterday. Mr. Cutrona and Mrs. Klein also commented. Mr. Barakat said the traffic signal is controlled by Concord Township and he will contact them tomorrow.

Chairman Love D'Elia added that the Ridge Road residential development is on

hold pending the outcome of land use litigation brought by the developer against the Township. Mrs. Klein questioned where ingress and egress is planned for both the residential and commercial parcels.

Bruce Prabel, Heyburn Road, announced that primary election voting on Tuesday will take place at St. Cornelius Church on Ridge Road.

OLD BUSINESS

Chairman Love D'Elia gave an update on recent events regarding the FAA's airport redesign project. Mrs. Furlong attended a FAA presentation at Concord High School, Wilmington, on behalf of the Township.

Discussion is continuing with Henderson Group regarding the placement of recycling igloos in the Painters Crossroads Shopping Center. Sue Cordes, Delaware County Recycling Coordinator, is reviewing the proposal.

NEW BUSINESS

McDONALD'S LAND DEVELOPMENT APPLICATION

Michael Gill, Esquire, reviewed a land development application to expand and renovate the McDonald's Restaurant at the corner of Route 202 and Christy Drive. Comments in Pennoni Engineer's review letter of April 30, 2007 have been addressed. Mr. Gill provided photos of the site as it appears today and photos of a similarly constructed new restaurant to show evening lighting. The applicant sought preliminary/final approval.

Hours of operation were discussed. Mr. Dukart said the store will close at midnight, but the trend is going towards twenty-four hour operation. There was concern regarding police coverage of the parking area during evening hours. Mr. Donaghue suggested adding a clause to the proposed resolution requiring the applicant to seek further Board approval of a security plan prior to starting twenty-four hour operation.

Mr. Paul read the entire resolution. A copy follows the minutes.

MOTION TO APPROVE RESOLUTION 2007-14 McDONALD'S USA, LLC

Upon motion and second (Paul, Love D'Elia), the Supervisors approved the preliminary/final land development plan for McDonald's USA, LLC, located at Route 202 and Christy Drive subject to compliance with the requirements as set forth therein.

911 RESPONSE PRIORITIES

Mr. Paul reported that after several meetings with Township and other representatives, he and Mr. Thorpe are suggesting the Township should designate Concordville Fire and Protective Service as the primary provider with Crozer Emergency Services, out of Bethel Township, as the first alternate. Mr. Paul and Mr. Thorpe are in the final stages of their review and will report back.

T-MOBILE NORTHEAST

A conditional use application has been filed with the Township for erection of a cell phone tower on an existing PECO structure on South Creek Road. Mr. Donaghue suggested that T-Mobile consider

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co-location to allow other providers to add to their tower. The Supervisors scheduled the conditional use hearing for Wednesday, June 6, 2007 at 6:30 PM prior to the Board of Supervisors meeting.

BIKE TO WORK WEEK RESOLUTION

Delaware County Planning was again sponsoring the annual "Bike to Work Week" as promoting physical health and reducing air pollution, traffic congestion and energy consumption.

MOTION TO APPROVE RESOLUTION 2007-15 BIKE TO WORK WEEK

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved Resolution 2007-15 designating the week of May 14th as Bike to Work Week and encouraging the use of bicycles for travel to work and other destination.

RECYCLING EVENT IN SWARTHMORE

Chairman Love D'Elia announced a computer recycling event to be held in the business district of Swarthmore Borough on Saturday, May 19th. Residents were encouraged to take part and flyers were distributed.

AUTHORIZATION TO ADVERTISE SEWER ORDINANCE

Mr. Paul commented that the work session held earlier this evening proved the need for adoption of an ordinance to authorize the Sewer Authority to handle various enforcement issues. Mr. Donaghue will prepare a draft for review and suggested the Supervisors authorize the secretary to advertise a proposed ordinance for public hearing.

MOTION TO AUTHORIZE ADVERTISEMENT OF PROPOSED SEWER ORDINANCE

Upon motion and second (Paul, Love D'Elia), the Supervisors authorized the Township Secretary to advertise the proposed sewer ordinance.

MOTION TO APPROVE ESCROW RELEASES

Upon motion and second (Love D'Elia, Paul), the Supervisors approved release of the following two grading escrows:

APPLICANT/TWP AMOUNT	ESCROW TYPE	ESCROW AMOUNT	CHECK
Newlin Homes, Stonebrook III Lot I	Grading	\$800.00	\$800.00
Newlin Homes, Stonebrook III Lot 3	Grading	\$800.00	\$800.00

There being no further business, the meeting was adjourned at 9:07 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary